011.0	0004	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	956,000 /	956,000
					USE VALUE:	956,000 /	956,000
					ASSESSED:	956,000 /	956,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	LOMBARD TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEARN LEWIS F & ONA A
Owner 2:	TRS/LEWIS KEARN TRUST
Owner 3:	
Street 1:	79 RICHFIELD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEARN LEWIS F & ONA A -
Owner 2:	-
Street 1:	79 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Asbestos Exterior and 2618 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4485.000	456,900		499,100	956,000
Total Card	0.103	456,900		499,100	956,000
Total Parcel	0.103	456,900		499,100	956,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.16 | /Parcel: 365.16

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	8930
GIS Ref	
GIS Ref	
Insp Date	02/17/18

!1010!

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	456,900	0	4,485.	499,100	956,000		Year end	12/23/2021
2021	104	FV	436,300	0	4,485.	499,100	935,400		Year End Roll	12/10/2020
2020	104	FV	436,500	0	4,485.	499,100	935,600	935,600	Year End Roll	12/18/2019
2019	104	FV	337,700	0	4,485.	526,800	864,500	864,500	Year End Roll	1/3/2019
2018	104	FV	337,700	0	4,485.	388,200	725,900	725,900	Year End Roll	12/20/2017
2017	104	FV	316,900	0	4,485.	371,500	688,400	688,400	Year End Roll	1/3/2017
2016	104	FV	316,900	0	4,485.	343,800	660,700	660,700	Year End	1/4/2016
2015	104	FV	282,500	0	4,485.	288,400	570,900	570,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:21:45

LAST REV

Date	Time
03/05/18	10:55:38
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1010

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEARN LEWIS F &	41721-520		1/2/2004	Family	1	No	No		
	12166-78		3/3/1972		26,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2006	832	Redo Bat	20,000	C		G8	GR FY08	re-do 2 baths

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	MEAS&NOTICE	KB	Kevin B
5/14/2009	Measured	372	PATRIOT
2/21/2009	Meas/Inspect	372	PATRIOT
11/7/2006	Permit Visit	BR	B Rossignol
10/25/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	8930
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4485		Sq. Ft.	Site		0	90.	1.24	10									499,097						499,100	

Total AC/HA:	0.10296	Total SF/SM:	4485	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	499,097	Spl Credit		Total:	499,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09529257
Const Adj.:	0.94040596
Adj $ / SQ:	185.404
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662138
Depreciation:	205263
Depreciated Total:	456876

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

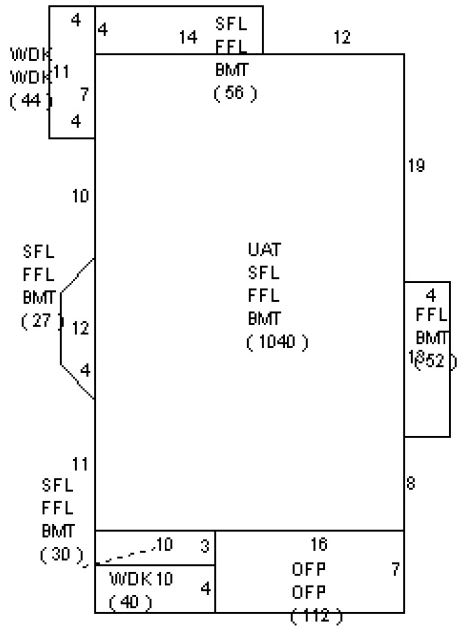
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.40
Special Features:	0	Val/Su Net:	109.44
Final Total:	456900	Val/Su SzAd	193.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,205	55.620	67,023
FFL	First Floor	1,205	185.400	223,411
SFL	Second Floor	1,153	185.400	213,770
UAT	Upper Attic	260	129.780	33,743
OFP	Open Porch	224	22.440	5,027
WDK	Deck	128	12.990	1,663

	Net Sketched Area:	4,175	Total:	544,637	
Size Ad	2358	Gross Area	4955	FinArea	2618

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	